



22 Buckthorn Court, Yate, Bristol, BS37 7DG

- Coach House Apartment
 - Modern Kitchen
- Two Double Bedrooms
- Garage & Parking
 - Epc Band B
- Open Plan Living & Dining Space
 - White Bathroom
- Double Glazing & Gas Central Heating
 - No Upward Chain
- Detached Building over Garaging

£265,000

HUNTERS®
HERE TO GET *you* THERE

Nestled in the desirable Buckthorn Court area of Yate, Bristol, this charming detached coach house, built in 2017, is now available for sale with no upward chain, making it an ideal opportunity for those looking to move in without delay.

Upon entering, you are welcomed into a spacious lounge/diner, thoughtfully designed with a media wall and shelving, creating a perfect space for relaxation and entertainment. This area seamlessly flows into a modern kitchen, complete with a breakfast bar, ideal for casual dining or morning coffee. The property features two double bedrooms, providing ample space for rest and personalisation. The contemporary family bathroom, finished in white, adds a touch of elegance to the home.

The property is equipped with double glazing and gas central heating, ensuring comfort throughout the year. Additionally, it offers excellent storage solutions, including oak doors that enhance the overall aesthetic. A garage with a storage cupboard under the stairs provides further practicality, while additional parking to the front of the property is a valuable asset.

Situated in a sought-after location, this home is perfect for those seeking a blend of modern living and convenience. We highly recommend viewing this delightful property to fully appreciate its charm and potential.



Entrance

Entrance door with stairs to first floor, radiator.

First Floor Landing

Access to loft space with loft ladder, cupboard housing Ideal gas boiler, built in storage cupboard, oak doors, ceiling spotlights, radiator.

Lounge/Diner

16'7" x 10'2"

Two double glazed windows to front, media wall with inset shelving, wood effect flooring, ceiling spotlights, radiator.

Kitchen

13'8" x 7'1"

Double glazed Velux window, range of modern wall and base units, stainless steel single drainer sink unit with mixer tap, built in electric oven with four ring gas hob, stainless steel splashback and extractor fan over, space for fridge/freezer and plumbing for washing machine, breakfast bar, ceiling spotlights, wood effect flooring, radiator.

Bedroom One

11'1" x 10'4"

Double glazed window to front, wall lights, radiator.

Bedroom Two

11'1" x 10'3" - 7'1"

Double glazed window to front, built in cupboard, radiator.

Bathroom

Double glazed velux window, white suite comprising bath with shower over, pedestal wash hand basin, WC, tiled walls, wood effect flooring, ceiling spotlights, radiator.

Garage

Single up and over door with light and power, water tap and door into under stair storage cupboard. There is also block paved parking to the front.

Agents Note

The seller informs us there is a £200 maintenance charge for the estate.

“Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted”



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



80-82 Station Road, Yate, Bristol, BS37 4PH
Tel: 01454 313575 Email: yate@hunters.com <https://www.hunters.com>